

From: Planning@horsham.gov.uk
Sent: 11 May 2026 14:45
To: Planning
Subject: Comments for Planning Application DC/26/0530
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11/05/2026 2:45 PM.

Application Summary

Address:	Land at Hornbrook Farm Brighton Road West Sussex
Proposal:	Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	Hornbrook Barn Hornbrook Farm Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing as a resident of Hornbrook Farm to register my firm and unequivocal objection to the proposed development of up to 180 homes at Hornbrook Farm, Brighton Road. Having lived here for 9 years, I have first-hand knowledge of the environmental, infrastructural, and safety constraints of this location - constraints that appear to be either underestimated or misunderstood by those currently promoting the scheme. During the presentation held by Jaynic Property Group at Horsham Rugby Club, it became clear from the comments of the Jaynic representatives, the architect, and the council representative present that there is a significant lack of local knowledge regarding Hornbrook Farm and its surrounding area.

Observations made about traffic, pedestrian access, proximity to local amenities, and school capacity did not meaningfully reflect the realities experienced by residents daily. I listened carefully throughout the session, and it was evident that the practical challenges raised by local people were not being grasped.

Traffic Volume, Road Safety, and Congestion

NPPF Paragraph 109 requires that the environmental impacts of traffic and transport infrastructure be considered.

NPPF Paragraph 174 requires preventing development from contributing to unacceptable levels of air pollution.

NPPF Paragraph 186 sites impact on air quality.

The A281 is already heavily burdened, suffering from chronic congestion, particularly during peak hours. On weekday mornings, it can take over five minutes simply to exit Hornbrook Farm safely. The road infrastructure is already operating at, and often beyond, its functional capacity.

Introducing a development of 'up to 180 homes' would significantly increase traffic volume, worsening congestion, noise, and air pollution. It would also further erode pedestrian and cyclist safety. I occasionally walk to the nearby Tesco Express, and even this short journey requires crossing the A281 twice, often in near-total darkness due to limited street lighting. This route is already hazardous, and it is difficult to see how any increase in local traffic could be safely accommodated without substantial infrastructure upgrades - none of which are credibly planned or costed.

Infrastructure and Local Services

There are legitimate infrastructure concerns that any development and council must reasonably answer. Local schools are at or near capacity. GP surgeries, roads, and essential services are similarly stretched. A development of this scale requires proactive and credible plans for expanding local services, yet none have been presented.

Environmental and Landscape Impact

Hornbrook Farm sits within a beautiful, rural, and ecologically valuable corner of Horsham. It serves as an important green buffer between the town and the surrounding countryside. Developing this land would significantly erode local character, destroy wildlife habitats, and eliminate a cherished landscape enjoyed not only by residents but by walkers, cyclists, and visitors.

The proposal directly conflicts with NPPF Paragraph 180, which mandates that planning decisions should protect and enhance valued landscapes and recognise "the intrinsic character and beauty of the countryside" as a material consideration.

The proposed development also violates Horsham District Council's Strategic Policy 15 (settlement coalescence) which specifically protects green gaps between Horsham and surrounding rural areas, preventing the merging of separate settlements.

Hornbrook Farm fields are precisely such a green gap.

In a recent appeal decision - Land East of Knowle Lane, Cranleigh, 162 dwellings were refused on landscape harm grounds.

This proposal at Hornbrook Farm would cause equivalent harm.

Planning decisions must be realistic, evidence-based, and grounded in the principles of public safety, environmental protection, and long-term sustainability. Unfortunately, this proposal falls short in all these respects.

I do not feel that the proposed development meets the criteria of any of the NPPF paragraphs mentioned.

For all the above reasons, coupled with HDC's own net zero commitments, I urge Horsham District Council to reject this proposal.

Hornbrook Farm is not an appropriate, safe, or sustainable location for a development of this scale.

The risks to traffic safety, the inadequacy of local infrastructure, and the detrimental environmental impact should weigh heavily against any perceived benefits.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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